

ORDINANCE NO.

**AN ORDINANCE AMENDING SECTION 25-2-943 OF THE CITY CODE
RELATING TO SUBSTANDARD LOTS.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Section 25-2-943 (*Substandard Lot*) of the City Code is amended to amend Subsection (B) and add a new Subsection (D) to read:

(B) A substandard lot may be used for a single-family residential use if the use ~~[that]~~ is permitted in the zoning district in which the lot is located and ~~[if]~~ the lot complies with the requirements of this subsection.

(1) A substandard lot recorded in the county real property records before March 15, 1946 must:

(a) have an area of not less than 4,000 square feet; and

(b) be not less than 33 feet wide at the street or at the building line, or have access to a street by an easement that is:

(i) not less than ten feet wide if it serves one lot, or not less than 18 feet wide if it serves more than one lot;

(ii) not more than 150 feet in length; and

(iii) maintained for access by the property owner.

(2) A substandard lot recorded in the county real property records after March 14, 1946 must:

(a) have an area of not less than 5,750 square feet; and

(b) be not less than 50 feet wide at the street or at the building line.

(D) A substandard lot that is aggregated with other property to form a site may not be disaggregated after (effective date of ordinance) to form a site that is smaller than the minimum lot area requirement.

PART 2. This ordinance takes effect on _____, 2007.

PASSED AND APPROVED

_____, 2007 § _____
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk